

# **ADVANCED NOTICE**

## **PUBLIC REAL ESTATE AND HOUSEHOLD AUCTION**



**Sunday, October 13, 2019, at 12:30 p.m.**

**LOCATED: 302 DUNLAP STREET, ARCADIA, IA**

**LEGAL DESCRIPTION: BLOCK 28, LOTS 11 & 12**

Two-story house, half basement with attached two-car garage, electric heat/central air, lots of room and storage. (Four/five bedrooms). This house sits on two large lots in the City of Arcadia with ample room for expansion and a great location close to the Catholic church.

Terms for Real Estate: Purchaser(s) will be expected to pay 20% of the purchase price on day of sale, sign a standard real estate contract with balance due in approximately thirty days. Possession will be given upon closing. ALL POTENTIAL BIDDERS ARE EXPECTED TO HAVE FINANCIAL ARRANGEMENTS MADE PRIOR TO BIDDING. Any announcements made day of sale supersede any advertising. Seller maintains the right to accept or reject any and all bids. Real Estate Taxes: \$748.00 Full yr. prorated to date of possession.

**FOR MORE INFORMATION OR APPOINTMENT TO VIEW,  
CONTACT RITA BRUCH, 712-790-0004**

(VIEWING AVAILABLE EVENINGS AND WEEKENDS ONLY)

**HOUSEHOLD ITEMS TO BE AUCTIONED FOLLOWING AT 1 P.M. - ARCADIA LEGION HALL**

Including car, riding lawn mower, snow blower, several unique items.

*Auctioneer's Note: Mary Theresa has decided to sell her home,  
car and personal possessions.*

ALL ITEMS ARE HIGH-QUALITY AND IN EXCELLENT CONDITION.

Don't miss this exceptional sale!

COMPLETE LISTING COMING SOON. WATCH FOR DETAILS!

**Mary Theresa Hoffman, Owner**

Attorney for the seller: Ron Eich of Eich, Werden, Steger & Ahrendsen PC

**LIECHTI AUCTION SERVICE**

Auctioneers: Roger Liechti (712) 830-0974, Kevin Liechti (712) 790-3421,  
Neil Liechti (712) 790-6320

Go to [liechtiauctions.com](http://liechtiauctions.com) for information and photos